



Adjoining Unit A02

Unit A01, The Hub Logistics Park, Clonee, Dublin 15

FOR SALE / TO LET



6,480 Sq. m

2 No. Level
Access Doors7 Dock
Levellers

Detached, Light Industrial / Warehouse & Office
Facility Within 10 Minutes' Drive of M50, Jct. 6.

Available for immediate construction with a 9
month build programme

PROPERTY FEATURES

- Full planning permission in place and ground works have been completed.
- Includes full roof-mounted sprinkler system.
- Detached, light Industrial / warehouse & office facility.
- Loading access is provided via 7 No. dock levellers and 2 No. grade doors.
- Clear internal height - 13.1 m.
- Reinforced jointless concrete floor to FM1 standard.
- Rear service yard with 35 m. depth, plus additional side yard.
- Mains gas available.
- Fibre optic broadband with direct connectivity to T50 data network in situ.
- Diversity of telecommunications & dark fibre.
- Secure, landscaped, enclosed development, with CCTV supervised 24 hour access.
- Swift connectivity to J5 of M3 Motorway & J6 of Dublin's M50 Orbital Motorway.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Light Industrial / Warehouse	6,200
Two Storey Offices & Staff Facilities	280
TOTAL	6,480

Intending purchasers / tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

TERMS

On application.

BER

BER: Available on Completion

BER No. Available on Completion

Energy Performance Indicator: XXX kWh/m²/yr

DRIVE TIMES

MINS

M3 Motorway Junction 5	3
M50 Motorway Junction 6	10
Dublin International Airport	20
Dublin Port Tunnel	22
Dublin City Centre	30

(Source: Google Maps without traffic)



GPS: 53.43101, -6.4493



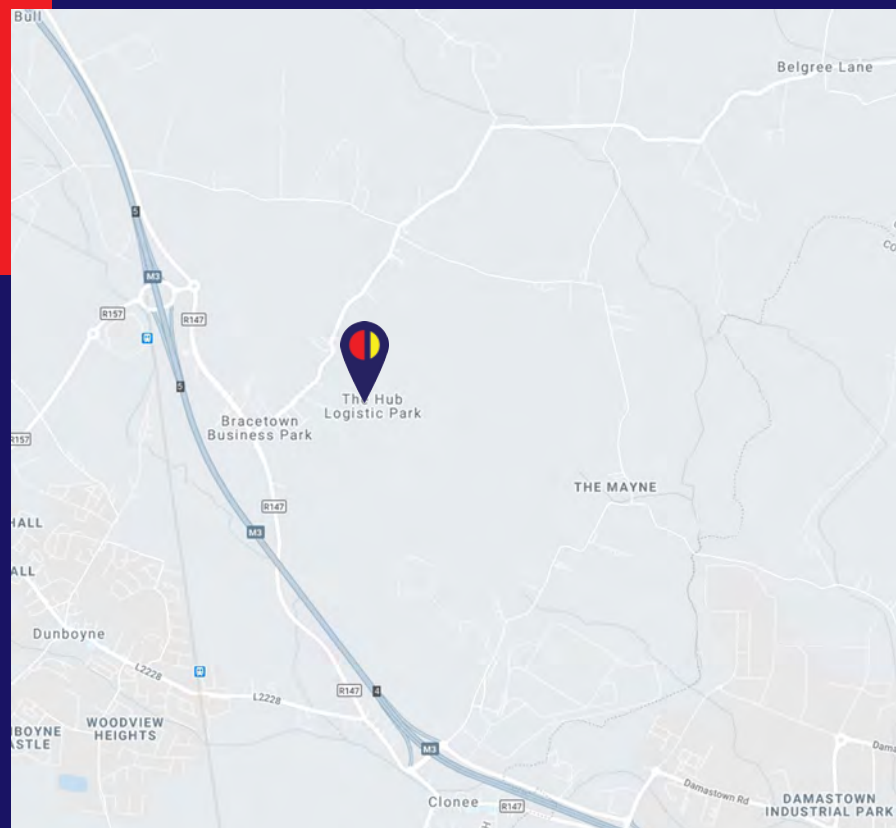
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DISCLAIMER

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